

CARLISLE PLANNING BOARD

MINUTES

MAY 14, 1990

Present:

George B. Foote, Chairman  
Vivian F. Chaput  
Sylvia Sillers  
Stephen Tobin  
Phyllis W. Hughes  
Norman S. Lindsay  
Jill Natola  
Elaine H. Olden,  
Planner Assistant

Minutes

On motion of Mr. Lindsay seconded by Ms. Hughes, Mr. Lindsay, Ms. Hughes, Mr. Foote, Ms. Chaput, Ms. Sillers and Mr. Tobin voted unanimously to accept the minutes of the April 23, 1990, meeting. Ms. Natola abstained.

Reorganization of the Board

The Board adopted the following slate of officers and responsibilities by acclamation: Chairman, Ms. Chaput; Vice Chairman, Mr. Lindsay; Clerk, Mr. Tobin; Housing Issues Liaison, Ms. Chaput; Long Range Capital Planning Committee, Mr. Foote; Zoning Board of Appeals, Mr. Tobin; Conservation Commission, Ms. Hughes and Ms. Natola; Historical Commission, Ms. Sillers; with Ms. Natola to assist Ms. Hughes with the housing section of the Master Plan.

Bills

The members approved payment of bills as presented.

West Meadow Approval Expiration Date

The Board instructed Mrs. Olden to write to the applicant for the West Meadow subdivision that the approval expires on May 23, 1990.

Master Plan Plans

At Mr. Lindsay's suggestion, the members agreed to submit to the Planning Board office individual written plans for completion of the Master Plan sections, to be included in the next meeting packet.

ANR Plan - North Road

CARLISLE PLANNING BOARD MINUTES  
MAY 14, 1990  
PAGE 2

On motion by Ms. Sillers seconded by Ms. Hughes, the members voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) For: Richardson" dated May 7, 1990, by Stamski and McNary, Inc., "Approval Under the Subdivision Control Law Not Required."

Public Hearing on Tall Pines Definitive Plan

At 8:40 p.m., Temporary Chairman Foote called to order the public hearing on the application of Walter and Norina Zywiak; John M. Swanson, Trustee of Swanson Family Trust; John M. Swanson, Trustee of Susan & Peter Realty Trust; John M. Swanson, Trustee of JMS Realty Trust; and John M. Swanson and Elizabeth E. Swanson for approval of a 37-lot Definitive Plan entitled "Tall Pines" for property located at the southwesterly corner of Fiske and Curve Streets.

The following information was presented on behalf of the applicant:

The site is composed of five parcels on which 37 lots will be created. Two parcels will be incorporated in the Swansons' farm and one parcel is to be retained by the Swansons. There will be 5700 feet of road with a meandering bike footpath placed at the bottom of the grading which will be natural in appearance. Two waivers are requested: to construct Barnes Place to common driveway standards instead of subdivision road standards, in order to protect the property of the Commonwealth of Massachusetts, along with a buffer strip along the boundary restricting activity; and to reduce shoulder widths at the wetlands crossings, which will decrease the wetland filling by 15-20%. There will be four retention basins. There will be trail easement within the existing Teneco gas easement to permit passage to the property of the Carlisle Land Trust from the cul de sac and to access the Commonwealth of Massachusetts State Forest from the Teneco easement to a cart path. There are adequate sight distances at the entrances as observed in the field. Responding to the review letter from Cleverdon, Varney and Pike dated May 14, 1990, the developer's engineer said that the grading on the plan may not show on the copy used by CV&P. Sight distances for 45 miles per hour are 350 feet in each direction. A bridge is proposed at one wetland crossing in response to concerns of the Natural Heritage Commission. The road has been relocated from the Preliminary Plan to be further away from the wetland.

Issues raised by members of the public were answered as follows:

CARLISLE PLANNING BOARD MINUTES  
MAY 14, 1990  
PAGE 3

Mrs. Toscano: 45 miles/hour is too fast for the conditions.  
Answer: The sight distances are those required for speeds no greater than 45 miles per hour; property will be excavated to provide the sight distances; the selectmen are responsible for the conditions of the intersection of Curve Street and Route 225.

Mr. Bartlett: Why are trees on Curve Street marked as if for cutting?

Answer: The markings are made by the surveyors; only one tree is in the roadway.

Mr. Spang: What has the developer done to demonstrate sensitivity to neighbors concerns?

Answer: Complied with the regulations; laid out the lots and the road to respect sensitive areas; offered the trail connections and a buffer zone for the State Park.

Mrs. Toscano commented that the plan does not preserve enough tall pines or enough buffer.

Mr. Shafer: Does the Planning Board have jurisdiction over the rate of development of the site to assure that all applicable regulations are met in one section before the work starts in another section?

Answer: The Planning Board only has jurisdiction over the work regulated by the Board's rules and regulations.

Mr. Drinkwater: There is a cart trail which it would be desirable to keep open.

Mr. Holmes: The common driveway should be a public road.

Chairman Foote: Would the applicant consider providing the cart trail?

Answer: Yes.

In further discussion of alternative ways to connect the off-site trails, Mr. Erickson said he might consider a trail on his land.

Ms. Chaput: What form is the trail along the roadway?

Answer: A level six-foot shoulder within the right of way, with a 2% rise out to six feet, reduced to three feet at the wetland crossing.

Mrs. Loring, Conservation Administrator: The new Conservation Restriction Advisory Committee could talk with the developer about conservation restriction issues.

Chairman Foote: The Planning Board will hear feedback from the advisory committee at the continued public hearing on restriction language for restrictions already offered but

CARLISLE PLANNING BOARD MINUTES  
MAY 14, 1990  
PAGE 4

not on any new conservation restrictions issues.

Further information presented on behalf of the applicant: Granite will be used above grade at the kidney dam. The trail easement will be 20 feet wide.

Mrs. Skauen-Hinchliffe: The land under conservation restriction should not be used for access for development.  
Chairman Foote: This question can be taken up by the Conservation Restriction Advisory Committee.

Ms. Chaput: How was the 75-foot width of the buffer area determined and can it be increased to respond to the concerns expressed by Raymond E. Faucher, Senior Supervisor, Great Brook Farm State Park, in letter dated December 19, 1989.

Answer: The width amount was arbitrary, derived from previous Planning Board discussion. The lots are "tight" and as much as area as possible has been given up to restriction. Mr. McNary will get in touch with Mr. Faucher for further discussion of his concerns.

Mrs. Toscano: Will there be emergency vehicle access to the McAfee land?

Answer: No, but obviously access will be better than before development.

Mrs. Loring: Have the drainage calculations been reviewed?

Answer: Yes.

Mrs. Toscano: Lot 12 is under water.

Answer: More than 50% is upland.

Mr. Holmes presented a letter asking about ownership boundaries. Mr. Bartlett asked about boundary issues. Chairman Foote replied that the Planning Board is not in a position to determine ownership of property and has no authority over the issue. Mrs. Loring commented that the state forest has been surveyed.

Mrs. Toscano: What will happen to Parcel A?

Answer: It will be integrated into the farm and included in a Chapter 61A exemption.

To a suggestion that increasing a lot from two to three acres would lessen the development impact and bring a higher price, the developer responded that the difference is not significant economically and one lot would be lost.

To a question about the road names, the answer was that the

CARLISLE PLANNING BOARD MINUTES  
MAY 14, 1990  
PAGE 5

names were found in the chain of title and on the town's historical map.

Mrs. Loring commented that at the Conservation Commission meeting for this project, fine tuning between the applicant and the Commission will be done in defining the wetland boundary.

To a question about time in development of the site, the developer responded that he has no specific timetable.

A letter dated May 14, 1990, from Sarah Brophy, who is conducting a Survey Project for the Massachusetts Historical Commission, recommending protection of the Carlisle Pines because of their historical importance was read into the record.

Mr. Tobin: What is the maximum slope and is there any plan for erosion control?

Answer: 8% maximum slope, with curbing to keep water out of the swales. There is an erosion and sedimentation control plan outlined on the Definitive Plan.

Mr. Tobin: What is the dead-end length of Kimball Road?

Answer: 1160 feet to the further point of the cul de sac, but the engineer's interpretation of the regulation does not include the cul de sac in the measurement.

Chairman Foote: A waiver will be needed for the distance over 1000 feet, and the developer must respond to all the issues raised in the review letter from CV&P.

To a question about limitation of hours of construction, Mr. Foote said that the Board would research previous approvals to see if such a limitation has been imposed.

Public Hearing on Common Driveway at Tall Pines

At 10:05 p.m., Chairman Foote called to order the public hearing on the application of William Costello Realty Trust for a Special Permit pursuant to Section 5.4 of the Carlisle Zoning Bylaws for a Common Driveway to serve three lots in a proposed subdivision entitled "Tall Pines" on property located at the southwesterly corner of Curve/Fiske Streets.

The following information was presented on behalf of the applicant:

It will provide access for three lots on a knoll. It will be 16 feet wide with two-foot shoulders and will be built to common driveway construction standards, with a T-turnaround.

CARLISLE PLANNING BOARD MINUTES  
MAY 14, 1990  
PAGE 6

The least amount of impact on the wetlands is the common driveway, since it is being located on the existing trail crossing. An alternate plan using a roadway stub was discarded. Demonstration of an alternate access indicated that four lots would be created instead of three, with 2600 square feet of wetland filled instead of 900. One pork chop lot will be created for the common driveway plan.

Returning to the definitive plan, further discussion raised the following issues:

Ms. Chaput said that a request for waiver of the road length requirement is in order, or, preferably, the road should be redesigned to be shorter.

Mrs. Toscano: How is it that a public hearing can be held on the application for a common driveway connected to a road that does not yet exist?

Chairman Foote: A special permit for the common driveway would be contingent on approval of the subdivision road.

Chairman Foote asked the developer to specify the waivers requested for Barnes Place in more detail and to reword the waiver request for Kimball Road and Hutchins Ridge Road. Mr. McNary pointed out that the trail easement is within the developer's discretion as the regulation waivers are within the Board's discretion.

Steve Spang: Bicycle paths are out of place and should be waived to reduce the road for aesthetic reasons.

Ms. Hughes: Safety of children is more important than aesthetics.

Chairman Foote: Both interests could be accommodated by not paving the bike paths.

Mr. Holmes: The money for sidewalks in the subdivision could better be spent for sidewalks on Curve Street.

Mr. Peckham: Who has the authority for waiving bike footpath requirement?

Chairman Foote: The Planning Board; such a waiver is not unprecedented.

Mrs. Toscano: Use of the paths by both horses and children is a safety hazard.

Chairman Foote: The Board has no authority to restrict use of a public way.

Steve Spang: There should be no bike footpaths.

After the Board scheduled its next three meetings for June 4, 11, and 25, 1990, at 11:12 p.m. Chairman Foote continued the public hearings on the Tall Pines definitive plan and common driveway until June 4, 1990, at 8:30 p.m.

CARLISLE PLANNING BOARD MINUTES  
MAY 14, 1990  
PAGE 7

ANR Plan - Bates Farm

On motion by Ms. Sillers seconded by Ms. Hughes, the members voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) For: Larssen" dated May 10, 1990, by Stanski and McNary, Inc., "Approval Under the Subdivision Control Not Required."

Meeting adjourned at 11:35 p.m.

Respectfully submitted,

Elaine H. Olden  
Planner Assistant